



## Department of Community Development

801 - 228th Ave. SE, Sammamish, WA. 98075 - Phone: 425-295-0500 - Fax: 425-295-0600 - Web: [www.ci.sammamish.wa.us](http://www.ci.sammamish.wa.us)

# Notice of Application for a Subdivision / SEPA Notification

## Benham Ridge Subdivision - PLN2011-00047

**Project Description:** Benham Ridge Homes, LLC is proposing to divide 8.27 acres into a 38 lot subdivision. The property is split by Inglewood Hill Road. Four lots, a detention pond and small stream are located on the south side of Inglewood Hill and the remaining lots on the north side.

The applicant (Benham Ridge Homes, LLC) applied for the above project on November 22, 2011; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on December 07, 2011. On December 21, 2011, the City issued this Notice of Application / SEPA Notification by the following means: mailed notice to property owners within 500 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper.

**Applicant:** Benham Ridge Homes, LLC  
**Public Comment Period:** December 21, 2011 through January 11, 2012  
**Project Location:** On the north and south side of NE INGLEWOOD HILL RD, west of 211th Place NE and east of 212<sup>th</sup> Avenue NE.

**Tax Parcel Number:** 1240100035

**Existing Environmental Documents:** SEPA Checklist, Critical Areas Report, October 2011, Geotechnical Engineering Study, November 4, 2011, Traffic Impact Study, November 17, 2011, Preliminary Technical Information Report

**Other Permits Included:** ROW Permit, Site Development Permit

**SEPA Review:** Based on the submitted application, and available information, the City anticipates issuing a DNS for this proposal and the optional DNS process as specified in WAC 197-11-355 is being utilized. Consequently, this may be the only opportunity to comment on the environment impacts of this proposal. This proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent SEPA threshold determination for the proposal may be obtained upon request.

**Staff Member Assigned:** Emily Arteche, Senior Planner  
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*A public hearing is to be scheduled for this application. The public hearing time, date, and location will be provided in the forthcoming Notice of Recommendation to the Hearing Examiner. Interested persons are invited to submit written comments on the application by no later than 5:00 p.m. on the last day of the comment period identified above, at Sammamish City Hall. Inquiries regarding the application, SEPA determination process, comment period, public hearing, decision and appeal process as well as requests to view documents pertinent to the proposal, including environmental documents may be made at the City of Sammamish City Hall, 801 – 228th Avenue SE, Sammamish, Washington 98075 (Tel: 425.295.0500) during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m.*

*Note: Mediation of disputes is available pursuant to SMC 20.20. Requests for mediation should be made as soon as it is determined the disputed issue(s) cannot be resolved by direct negotiation. Please contact the Department of Community Development for additional information on the Land Use Mediation Program.*